

Planning Commission Recommended, July 13, 2006

EXHIBIT G030002L:C

PROPOSED AMENDMENTS TO COASTAL ZONE FRAMEWORK FOR PLANNING,
TABLE O AND SAN LUIS BAY COASTAL ZONE AREA PLAN

1. **Framework for Planning, Chapter 6, Table 0, Residential Use Group, Secondary Dwellings is hereby amended as follows:**

Add a P to the existing S-8 designation in the Residential Rural, Residential Suburban and Residential Single Family land use categories.

2. **San Luis Bay Coastal Planning Area, Avila Beach Urban Area, Communitywide Standards are hereby amended as follows:**

AVILA BEACH

The following standards apply only to lands within the town of Avila Beach, to the land use categories or specific areas listed.

4. **Permit Requirement.** Unless otherwise specified in the Avila Beach Specific Plan, Minor Use Plan approval is required for all proposed new uses **except secondary dwellings**. All development activities on the Tank Farm shall require Development Plan review and approval.
[Added 2000, Ord. 2919]

3. **San Luis Bay Coastal Planning Area, Rural Area Standards, are hereby amended as follows:**

PIRATES COVE (CAVE LANDING)

The following standards apply only to the Pirates Cove area (see Figure 8-1) to the land use categories or specific areas listed.

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RESIDENTIAL RURAL:	The following standards apply only to lands within the Residential Rural land use category.
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Mallagh Landing.

- 1. Permit Requirement.** Development plan approval is required for all uses, **except secondary dwellings**, to include the following:
 - a.** Residential clusters shall be identified in accordance with the sections of the Coastal Zone Land Use Ordinance which identifies cluster densities. At such time as the county adopts a Planned Unit Development (PUD) ordinance, the residential clusters shall be identified in accordance with the PUD ordinance.
 - b.** Site selection for the residential clusters totaling 17 units shall be located adjacent to Pismo Beach where the extension of urban services would be appropriate.
 - c.** A preliminary archaeological survey shall be required. Mitigation measures and residential site selection shall emphasize the protection of known archaeological sites.
 - d.** A geologic report shall be required to indicate areas of landslide risk, bluff erosion, or where engineered foundations may be required. The residential clusters should be located consistent with these identified geologic concerns.
 - e.** Appropriate methods for ensuring public access and recreational use of Pirates Cove and the adjacent bluff top shall be identified. (A detailed discussion of public access standards, see Land Use Element combining designation in Chapter 7 of this document.)